

WEBSITE CONTENT

LE CHÂTEAU PIÉTRUS

Frequently Asked Questions

Structured website copy covering the project, Dubai Islands, residences, design brands, amenities, resident services, prices and payment plan.

Prepared for website design and layout

FAQ Structure

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Content note: Prices, availability, specifications, services and completion dates should be reconfirmed before website publication and kept synchronised with official sales documentation.

Project Overview

1. What is LE CHÂTEAU PIÉTRUS?

LE CHÂTEAU PIÉTRUS is a boutique serviced waterfront residence by Mr. Eight Branded Residences, located beside the marina on Dubai Islands. The project combines private residential living with the amenities, hospitality and personalised services of a boutique hotel.

2. Where is LE CHÂTEAU PIÉTRUS located?

LE CHÂTEAU PIÉTRUS occupies a first-row waterfront position on Dubai Islands, opposite the marina and beside a municipal park. The location provides residents with direct visual access to the water, yachts, landscaped surroundings and the wider island environment.

3. Why was Dubai Islands selected for the project?

Dubai Islands offers a rare combination of waterfront living, proximity to central Dubai and long-term destination development. The island masterplan brings together beaches, marinas, hotels, residences, leisure facilities, retail, cultural destinations and planned golf courses. For LE CHÂTEAU PIÉTRUS, the location supports the concept of a private coastal residence that remains connected to the city.

4. Is Dubai Islands connected to central Dubai?

Yes. Dubai Islands is connected to the mainland by road and is positioned within convenient driving distance of Dubai International Airport, Downtown Dubai, DIFC and the city's established dining, cultural and hospitality destinations.

5. What infrastructure is planned for Dubai Islands?

The wider Dubai Islands masterplan includes waterfront resorts, residential communities, marina facilities, beach clubs, retail and dining destinations, parks, sports facilities, an art and cultural district, and planned 9-hole and 18-hole golf courses. As the destination develops, residents are expected to benefit from an increasingly complete coastal lifestyle environment.

6. What makes the location of LE CHÂTEAU PIÉTRUS distinctive?

The project combines three important characteristics: a first-row marina position, proximity to a landscaped municipal park and a low-rise residential format. This allows residents to enjoy open views and a quieter island atmosphere without becoming disconnected from the city.

Architecture and Residences

7. How many residences are available at LE CHÂTEAU PIÉTRUS?

The project comprises only 86 residences: 73 two-bedroom residences, 12 three-bedroom residences and one four-bedroom penthouse. The limited inventory is distributed across only seven residential floors.

8. How many residential floors does the building have?

LE CHÂTEAU PIÉTRUS has seven residential floors. Its low-rise architecture, limited number of homes and three elevators are intended to provide greater privacy, shorter waiting times and a more intimate residential experience.

9. What is the ceiling height in the residences?

The ceiling height throughout the residences is approximately 3.20 metres. The generous height, combined with panoramic glazing and open layouts, creates a greater sense of space, natural light and architectural proportion.

10. What views are available from the residences?

Every home is designed around a strong view towards the marina, water, surrounding park or open island landscape. Panoramic windows, corner glazing and private terraces reinforce the connection between the interiors and the waterfront setting.

11. Are the residences fully furnished?

Yes. Every residence is delivered fully furnished, with curated interiors, integrated kitchens, fitted wardrobes, premium bathroom details and selected European furniture, materials and finishes.

12. Are the residences fully serviced?

Yes. LE CHÂTEAU PIÉTRUS is conceived as a fully serviced boutique residence. Core property and hospitality services are managed by Mr. Eight Hotel Management LLC, while additional personalised services can be arranged through the concierge.

13. What is the size range of the residences?

The overall collection ranges from approximately 1,018 to 7,009 sq ft. Two-bedroom residences range from approximately 1,018 to 2,497 sq ft; three-bedroom residences from approximately 1,511 to 2,582 sq ft; and the four-bedroom penthouse spans approximately 7,009 sq ft. All dimensions are approximate and should be confirmed in the official sales documentation.

14. What are the two-bedroom residences like?

The two-bedroom homes include two en-suite bedrooms, an open kitchen and dining area, a living room, guest powder room and dedicated laundry or storage space. Selected layouts extend onto large private terraces with greenery, lounge areas and plunge pools, creating the atmosphere of a private villa beside the marina.

15. What are the three-bedroom residences like?

The three-bedroom residences are designed as corner family homes with panoramic glazing and views towards the water and park. Layouts include three bedrooms, three bathrooms, open living and dining areas, an Italian kitchen, storage or laundry space and private balconies. Private and social areas are carefully separated to support both family living and entertaining.

16. What makes the penthouse unique?

The project includes only one four-bedroom penthouse. The approximately 7,009 sq ft residence features expansive living and dining areas, panoramic marina views, generous dressing areas, multiple terraces and dedicated entertaining spaces. Its private outdoor deck includes landscaped areas, lounge seating and a swimming pool measuring approximately 15 by 6 metres.

17. Do any residences have private pools?

Selected two-bedroom residences include private terraces with plunge pools. The four-bedroom penthouse has a significantly larger private swimming pool and landscaped rooftop terrace overlooking the marina, water and Dubai skyline.

Interiors, Materials and Design Brands

18. What materials are used inside the residences?

Natural stone is used throughout the interiors. Living areas feature natural travertine flooring, while Italian Calacatta marble is used in kitchens and bathrooms. The material palette is intended to provide warmth, texture and a timeless Mediterranean character.

19. What kitchens are installed in the residences?

The residences feature La Cucina Otto kitchens manufactured in San Marino and installed with Italian craftsmanship. Each kitchen is fully integrated and combines refined cabinetry, interior lighting, practical storage and premium finishes.

20. What appliances are included?

The kitchens are equipped with built-in appliances by Barazza, an Italian brand established in 1968 in the Veneto region. Barazza is known for precision-engineered kitchen solutions and its use of durable AISI 304 stainless steel.

21. What wardrobe systems are provided?

The fitted wardrobes are produced at the project's San Marino factory and installed by Italian craftsmen. Features include printed-glass doors, slim aluminium frames, integrated lighting, refined internal fittings and leather-lined drawer inserts.

22. Which design brands are represented in the project?

The design concept incorporates selected pieces and materials associated with European luxury and craftsmanship, including EXTETA x RIVA furniture by Massimo Castagna, Loro Piana Interiors fabrics, Lalique crystal, Atelier Oï lighting, Technogym fitness equipment, PENT. wellness accessories, Buly 1803 spa and beauty products, Barazza kitchen appliances, La Cucina Otto kitchens and Tom Dixon design details.

23. How is the EXTETA x RIVA collection integrated into the residence?

Selected lobby, terrace and outdoor areas feature pieces from the EXTETA x RIVA collection designed by Massimo Castagna. The collection translates Riva's nautical heritage into contemporary furniture through mahogany, stainless steel, polished details and sculptural forms. Its integration connects the architecture and outdoor spaces with the marina setting and the residence's private Riva Dolceriva yacht.

24. Who is Massimo Castagna?

Massimo Castagna is an Italian architect and designer who studied architecture at the Politecnico di Milano and founded AD Architettura in 1986. He designed the EXTETA x RIVA collection, drawing on Riva's nautical heritage and Exteta's expertise in sophisticated outdoor living.

25. What is special about the Grand Lobby?

The Grand Lobby is designed as a residential salon rather than a conventional entrance. It combines a bespoke marble reception, green marble walls, rounded arches, sculptural Atelier Oï lighting and carefully selected European furniture. A Lalique Cactus table, originally designed in 1951, is planned as a signature centrepiece.

26. How is French design expressed in the project?

The residence combines French-inspired hospitality with selected French design and lifestyle references. These include Lalique crystal, Buly 1803 spa rituals, a French brasserie, decorative architectural details and the atmosphere of a private Parisian salon translated into a marina setting.

Amenities and Lifestyle

27. What amenities are available at LE CHÂTEAU PIÉTRUS?

The residence offers an integrated collection of wellness, dining and outdoor facilities, including a main swimming pool, children's pool, poolside cabanas, private lounge pods, fire lounge, water features, evening lounge terrace, French dining terrace, French brasserie, residents' lounge bar, wellness club, hammam, sauna, massage room, Pilates and stretching studio, cardio studio, boxing and strength studio, yoga and meditation area, landscaped podium gardens, concierge, valet and security services.

28. Is there a private wellness club?

Yes. The Wellness Club is conceived as a private spa and fitness environment for residents. It includes a hammam, sauna, massage room, changing facilities, Pilates and stretching areas, cardio equipment, strength training and boxing zones.

29. Which fitness equipment is used?

The cardio and fitness areas feature Technogym equipment, including selected pieces designed by Antonio Citterio. The yoga, meditation and stretching areas also include handcrafted accessories by luxury fitness brand PENT.

30. Are personal trainers and wellness specialists available?

Private trainers, yoga instructors, massage therapists, nutritionists and wellness specialists can be arranged in advance through the concierge. These personalised services are offered on an à la carte basis and are charged separately.

31. What dining facilities are planned?

The project includes a French brasserie, a residents' lounge bar, an evening terrace and a private French terrace with a cooking station. The brasserie is designed for breakfast, lunch and dinner, while the lounge bar will offer barista and bartender service in an intimate residential setting.

32. What outdoor amenities are available?

The landscaped podium is planned as a private garden retreat with adult and children's pools, private cabanas, sun loungers, shaded lounge pods, water features, outdoor fireplaces, dining areas and intimate social spaces surrounded by greenery. EXTETA outdoor furniture and selected Loro Piana Interiors fabrics are incorporated into the terrace and poolside design.

The Riva Dolceriva Experience

33. Does LE CHÂTEAU PIÉTRUS have a private yacht for residents?

Yes. A private Riva Dolceriva is available exclusively to residents through the project's à la carte lifestyle programme. The yacht can be reserved in advance through the concierge and is operated by a professional captain.

34. What is the Riva Dolceriva?

The Dolceriva is a 14.92-metre, or approximately 49-foot, motor yacht created by the Italian Riva shipyard. It combines Riva's traditional nautical styling with contemporary comfort, performance and social spaces. The model can accommodate up to ten people and is designed for coastal cruising, private trips, sunset journeys and arrivals by water. Official Riva specifications list one cabin, one bathroom and a maximum speed of between 35 and 40 knots, depending on the engine configuration.

35. How can residents use the yacht?

Residents can pre-book the Riva through the concierge for private coastal journeys, sunset cruises and special occasions. The service includes a professional captain and is offered on an à la carte basis, subject to availability and additional charges.

36. Is the Riva yacht included in the regular service charge?

No. Access to the yacht is offered as an optional à la carte service. The cost of an individual reservation is charged separately to the resident's personal account.

37. How does the Riva yacht connect with the project's design?

The yacht is part of a wider nautical design narrative. The EXTETA x RIVA furniture collection brings mahogany, stainless steel and yacht-inspired forms into the residence, creating continuity between the lobby, terraces, marina and the experience on the water.

Resident Services

38. Who manages the residence?

Daily operations and hospitality services are overseen by Mr. Eight Hotel Management LLC, a dedicated management company responsible for coordinating core services and the residence's à la carte lifestyle offering.

39. Which services are included in the service charge?

Core services are expected to include residence bellboy service, doormen and valet service, 24/7 security, common-area housekeeping and maintenance, utilities for common areas, Wi-Fi and staff in the residence lounge, administrative support, base-building and common-area insurance, emergency repairs, and weekly in-residence cleaning with bed linen, towel and bathrobe replacement. The final scope and service charge should be confirmed in the official management documentation.

40. Which services are available at an additional charge?

Optional à la carte services may include Riva yacht reservations with captain, Rolls-Royce chauffeur service, private transport and limousine services, personal trainers, yoga and fitness instructors, massage therapists, nutrition and wellness consultations, additional housekeeping, laundry and dry-cleaning, childcare assistance, shopping assistance, in-residence maintenance and property-care packages while the owner is away.

41. Is a Rolls-Royce chauffeur service available?

Yes. Residents can reserve a Rolls-Royce with a professional chauffeur for airport transfers, city journeys, business meetings and special occasions. The service is available by advance reservation and is charged separately.

42. Is transportation available within Dubai Islands?

Private golf carts with chauffeurs are planned to provide convenient mobility around the island and support a relaxed, car-light lifestyle.

43. Can the residence be maintained while an owner is travelling?

Yes. Owners who travel frequently can arrange property-care and in-residence maintenance services. These can include cleaning, linen replacement, inspections, maintenance and preparation of the residence before the owner returns.

Prices and Purchasing

44. What are the starting prices at LE CHÂTEAU PIÉTRUS?

Prices start from AED 3.75 million for a two-bedroom residence. Current indicative price ranges are AED 3.75 million to AED 9.53 million for two-bedroom residences, AED 6.19 million to AED 7.05 million for three-bedroom residences, and AED 26.81 million for the four-bedroom penthouse. Prices and availability are subject to change and should be confirmed with the sales team.

45. What is the average price per square foot?

The presentation indicates an average price of approximately AED 3,677 per sq ft across the development. The price of an individual residence will depend on its size, floor, layout, terrace, private pool and view.

46. What booking fee is required?

A booking fee of AED 100,000 is required to reserve a residence. The first instalment of 20% is payable upon booking, together with the 4% Dubai Land Department fee and an AED 5,000 administration fee.

47. What is the 35/65 payment plan?

The payment schedule is structured as follows: 20% upon booking; 5% within six months of booking; 5% when construction reaches 20% completion; 5% when construction reaches 75% completion; and 65% upon handover in Q3 2028. A total of 35% is paid before completion, while the remaining 65% is paid at handover.

48. Why is the 35/65 payment plan attractive?

The plan allows buyers to secure a residence while paying only 35% during the construction period. The majority of the purchase price is deferred until the property is completed and ready for handover. Two instalments are linked to actual construction milestones rather than calendar dates. This gives buyers a clearer connection between project progress and payment obligations while reducing capital exposure during development.

49. When is the project scheduled for handover?

Handover is currently scheduled for the third quarter of 2028.

50. Can a residence be resold before handover?

According to the current payment terms, resale is permitted once 24% of the property value has been paid. Buyers should confirm all resale conditions, applicable fees and approval procedures with the sales team.

51. Are there any additional purchasing costs?

In addition to the property price, buyers should allow for the 4% Dubai Land Department registration fee, an AED 5,000 administration fee, applicable service charges, any mortgage, conveyancing or agency costs, and charges for optional à la carte services.

Ownership and Long-Term Value

52. Is LE CHÂTEAU PIÉTRUS suitable for permanent living?

Yes. The residences are designed for homeowners as well as buyers seeking a second home or long-term property in Dubai. Generous layouts, fitted storage, fully equipped kitchens, private terraces, family amenities and hospitality services support everyday residential use.

53. Is the project suitable for families?

Yes. The project offers two- and three-bedroom family residences, a children's pool, landscaped outdoor spaces, wellness facilities and layouts that separate private bedrooms from social living areas.

54. What makes LE CHÂTEAU PIÉTRUS different from a conventional apartment building?

LE CHÂTEAU PIÉTRUS combines the privacy of a limited residential collection with the services of a boutique hotel and the atmosphere of a private waterfront club. Its defining features include only 86 homes, seven residential floors, marina and park views, 3.20-metre ceilings, fully furnished interiors, a private Riva Dolceriva, a Rolls-Royce chauffeur service, European design brands and an integrated wellness and dining ecosystem.

55. Why may the project appeal to long-term buyers?

The project brings together a first-row marina location, limited inventory, waterfront views, a boutique serviced format and a construction-linked payment plan. These characteristics may support long-term desirability, particularly as the infrastructure and lifestyle offering of Dubai Islands continues to develop. However, buyers should always conduct independent due diligence, as property values and returns cannot be guaranteed.

56. Who is behind LE CHÂTEAU PIÉTRUS?

LE CHÂTEAU PIÉTRUS is created by Mr. Eight Branded Residences. The company follows an integrated approach covering land acquisition, architecture, interior design, branding, development, construction and delivery. This structure is intended to maintain consistency between the original concept and the completed residence.

57. How can I receive current availability and floor plans?

Buyers can contact the LE CHÂTEAU PIÉTRUS sales team to request current availability, updated prices, detailed floor plans, residence specifications, payment-plan information, service-charge estimates, and reservation and purchasing documentation. All prices, layouts, areas, specifications, services and completion dates remain subject to the final sales agreement and official project documentation.

Important: All project information is indicative and subject to the final sales agreement, official project documentation and applicable regulatory approvals.